

43-238

BK 7650PG248

WARRANTY DEED
Joint Tenancy

035053

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS that I, Anna D. Bard, Personal Representative of the Estate of Mary Victoria Drost, of Winslow, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Timothy R. Woodbury and Beverly A. Townsend, both of Cushing, County of Knox and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Timothy R. Woodbury and Beverly A. Townsend, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon bounded and described as follows, to wit:

Beginning at an iron pin in the easterly line of Messalonskee Avenue at the southwesterly corner of land formerly owned by Merle E. Parsons and later conveyed by him to one Doris Johnson; thence running southerly along the easterly line of said Messalonskee Avenue sixty-six (66) feet to an iron pin; thence easterly in a straight line passing through an iron pin located sixty-four (64) feet south of the southerly line of said land conveyed as aforesaid by the said Merle E. Parsons to the said Doris Johnson, to the Messalonskee Stream; thence northerly along said Stream to the southeasterly corner of said land conveyed as aforesaid by said Merle E. Parsons to said Doris Johnson; thence northwesterly and westerly along the southerly line of said land conveyed, as aforesaid, by said Merle E. Parsons to said Doris Johnson to the place of beginning.

Subject, however, to any rights that the City of Waterville now has to maintain a sewer that runs across said above described lot, from Messalonskee Avenue to said Messalonskee Stream. Also, reserving the right to the said Merle E. Parsons, his heirs and assigns, to maintain a sewer that already runs across above described lot connecting to a sewer maintained by City of Waterville.

Being the same premises conveyed by the said Merle E. Parsons to Albert Walter Drost and Mary Victoria Drost, as tenants in common, by deed dated August 24, 1942, and recorded in the Kennebec Registry of Deeds at Book 790, Page 496, and being the same premises conveyed by Albert Walter Drost and Mary Victoria Drost to Albert Walter Drost and Mary Victoria Drost, as joint tenants, by deed dated May 30, 1972 and recorded in the Kennebec County Registry of Deeds at Book 1584, Page 138. The said Mary Victoria Drost acquired full title to the premises as the surviving spouse of Albert Walter Drost who died on December 19, 1988.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Timothy R. Woodbury and Beverly A. Townsend, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND I do covenant with the said Grantees, their heirs and assigns that the Estate of Mary Victoria Drost is lawfully seized in fee of the premises; that they are free of all encumbrances; that

M. D. Bard

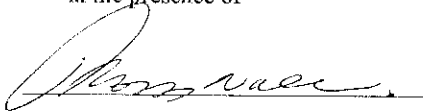
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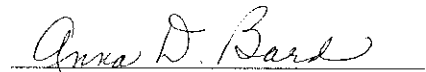
I have good right to sell and convey to the said Grantees to hold as aforesaid; and that the Estate of Mary Victoria Drost and its heirs, shall and will warrant and defend the same to the said Timothy R. Woodbury and Beverly A. Townsend, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Anna D. Bard, Personal Representative of the Estate of Mary Victoria Drost, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 12th day of September, A.D. 2002.

Signed, Sealed and Delivered
in the presence of



Estate of Mary Victoria Drost

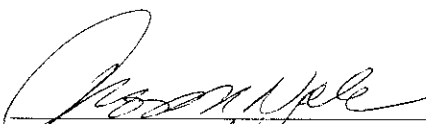

By: Anna D. Bard
Its Personal Representative

State of Maine
Kennebec, ss

September 12, 2003

Then personally appeared the above-named Anna D. Bard, Personal Representative of the Estate of Mary Victoria Drost, and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public
Thomas J. Nale, Attorney at Law